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TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

 Vol. 788 Page 14113
 Vol. 788 Page 6355

Reference is made to that Trust Deed wherein Reginald R. LeQueieu and Carol Y. LeQueieu,
husband and wife, is Grantor;
William L. Sisemore, is Trustee; and
Klamath First Federal Savings and Loan Association, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M82, Page 5948, Klamath
Klamath County, Oregon,
 covering the following-described real property in _____ County, Oregon:

The North 160 feet of Lots 45 and 46 of Elmwood Park, according
 to the official plat thereof on file in the office of the County
 Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following:

\$316.40 due January 10, 1988, and a like sum each month thereafter plus
 late charges, and failure to pay the 1986-87 and 1987-88 real property taxes.

The sum owing on the obligation secured by the trust deed is:

\$18,844.33 plus interest at the rate of 18.50% per annum from December 1,
 1987, plus late charges in the amount of \$189.84, plus real property taxes in the
 amounts of \$1,282.78 and \$1,444.89 plus interest.
 plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said
 trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on September 1, 1988, at 10:00 o'clock A.m.
 based on standard of time established by ORS 187.110 at 540 Main Street,
Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated
 by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together
 with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to
 five days before the date last set for sale.

Dated: April 21, 1988

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on April 21, 1988 by
William L. Sisemore

[Signature] Notary Public for Oregon — My Commission Expires: August 2, 1991
 Certified to be a true copy.

Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on April 21, 1988 at 3:13 o'clock P.m.
 and recorded in M88 page 6355 of mortgages.

Evelyn Biehn, Klamath County Clerk by [Signature], Deputy

After recording return to:

Fee \$5.00

Wm. L. Sisemore
 540 Main St.
 Klamath Falls, Or. 97601



APR 21 PM 3 13

APR 21 PM 3 12

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

141114

STATE OF OREGON, County of Klamath, ss:

I, William L. Sisemore

being first duly sworn, depose, and say and certify that:
At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME
Pacific Power & Light Company

ADDRESS
500 Main Street,
Klamath Falls, Or. 97601

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William L. Sisemore

William L. Sisemore, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on April 21, 1988. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

William L. Sisemore
Notary Public for Oregon. My commission expires 8/2/91

Subscribed and sworn to before me this 21 day of April, 1988

William L. Sisemore
Notary Public for Oregon. My commission expires 8/2/91

More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

Wm. L. Sisemore
540 Main St
Klamath Falls, Or. 97601

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No. _____

Sheriff's Case No. 88-1360I hereby certify that I received on April 21, 1988 the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
 () Subpoena () Citation () Order () Motion () Affidavit
 () Small Claim () Restraining Order () Order for Appearance of Judgement Debtor
 () Writ of Garnishment () Order to Show Cause () Order Waiving Fees and Costs

(X) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE M82, Page 5948for service on the within named: Reginald R. LeQuieu and Carol Y. LeQuieu (or) Occupant

(X) SERVED Reginald R. LeQuieu personally and in person.
 at 4426 Anderson, Klamath Falls, OR

(X) SUBSTITUTE SERVICE - By leaving a true copy with Reginald R. LeQuieu for Carol Y. LeQuieu,
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: ABOVE

() OFFICE SERVICE - By leaving a true copy with _____,
 the person in charge of the office maintained for the conduct of business by

() By leaving a true copy with _____ of said corporation.

() OTHER METHOD _____

() NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
 the within named: _____ within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: April 22, 1988 1:43 p.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By _____

Deputy

1 STATE OF OREGON)
 2) SS
 3 County of Klamath)

4 I, William L. Sisemore, certify that I am the attorney for Klamath First
 5 Federal Savings and Loan Association, under that certain Deed of Trust dated
 6 May 13, 1982, wherein Reginald R. LeQuieu and Carol Y. LeQuieu, husband and
 7 wife are grantors to William Sisemore, as trustee for Klamath First Federal
 8 Savings and Loan Association, beneficiary; I served a true and correct copy
 9 of Trustee's Notice of Default and Election to Sell and of Sale, certified to
 10 as such copy by me, together with notice of substitute service, copy of which
 11 is attached hereto, in a sealed envelope, plainly addressed to Carol Y. LeQuieu,
 12 4426 Anderson Avenue, Klamath Falls, Oregon 97603, with postage fully prepaid,
 13 and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on April 26,
 14 1988.

15 William L. Sisemore
 16 William L. Sisemore
 17 Attorney for Klamath First Federal
 18 Savings and Loan Association

19 Subscribed and Sworn to before me this 26th day of April, 1988.

20 Alice D. Sisemore
 21 Notary Public for Oregon

22 My Commission Expires: 8/2/91

23
 24
 25
 26
 WILLIAM L. SISEMORE
 Attorney at Law
 540 Main Street
 KLAMATH FALLS, ORE.
 97601

503/882-7229
 O.S.B. #701336

WILLIAM L. SISEMORE
ATTORNEY AT LAW
540 MAIN STREET
FIRST FEDERAL BUILDING
KLAMATH FALLS, OREGON 97601-6067

14117

TELEPHONE
AREA CODE 503
832-7229

April 26, 1988

Mrs. Carol Y. LeQuieu
4426 Anderson Avenue
Klamath Falls, Or. 97603

Dear Mrs. LeQuieu:

Enclosed please find a certified copy of Trustee's Notice of Default and Election to Sell and of Sale. You have previously been served, by substitute service Reginald R. LeQuieu who is a person over the age of 14 years and a member of the household of Carol Y. LeQuieu, on April 22, 1988.

Very truly yours,

WLS William L. Sisemore

William L. Sisemore

WLS:a
Encl.

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH ss.

I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of

the Herald and News

a newspaper of general circulation, as

defined by Chapter 193 ORS, printed and

published at Klamath Falls in the aforesaid

county and state; that the

#913 Trustees sale-LeQuieu

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~successive consecutive week days~~

(4 insertion s) in the following issue s: —

July 1, 1988

July 8, 1988

July 15, 1988

July 22, 1988

Total Cost: \$149.60

Sarah L. Parsons

Subscribed and sworn to before me this 22

day of July 1988

[Signature]
Notary Public of Oregon

My commission expires Jan 15 1990

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein Reginald R. LeQuieu and Carol Y. LeQuieu, husband and wife, is Grantor; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M82, Page 5948; Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

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The obligation secured by the trust deed is in default because the grantor has failed to pay the following:

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The sum owing on the obligation secured by the trust deed is:

\$18,544.33 plus interest at the rate of 16.50% per annum from December 1, 1987, plus late charges in the amount of \$189.84, plus real property taxes in the amounts of \$1,282.78 and \$1,444.89 plus interest.

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.735.

The property will be sold as provided by law on September 11, 1988, at 10:00 o'clock A.M. based on standard of time established by ORS 187.110 at 540 Main St., Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.735 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice at any time prior to five days before the date last set for sale.

Dated: April 21, 1988

William L. Sisemore, Trustee

#913 July 1, 8, 15, 22, 1988

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

William L. Sisemore

on this 31st day of Aug. A.D. 19 88
at 10:12 o'clock A.M. and duly recorded
in Vol. M88 of Mortgages Page 14113

Evelyn Biehn County Clerk

By Pauline Mullenbrow

Deputy.

Fec, \$33.00